



SWINGBRIDGE HOUSE - PENRYN OFFERS IN REGION OF £175,000







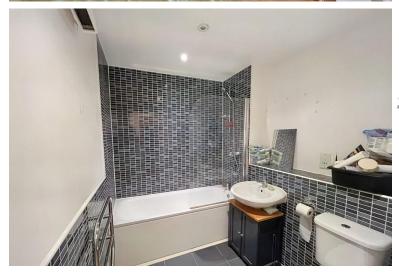


FULL DESCRIPTION **No chain*** A fantastic one bedroom apartment located in the highly regarded development of Harbour Village and positioned within moments of the ancient market town of Penryn. This purpose built apartment really has it all and features contemporary open plan living with private covered balcony looking out towards Penryn river. There is double bedroom with a large built in wardrobe and spacious bathroom. Perfect investment, first home or holiday bolthole.

TRANSPORT LINKS Penryn has excellent transport links including Penryn Train Station located on Green lane, various bus stops, Electric bike hire and of course the main roads.

AGENTS NOTE An original lease of 999 years now has 980 years remaining. Service charge for 1st April 2024 to 31st December 2024 is £1051.42. paid annually Ground Rent £0 Management Company - Koti Property Limited





Mains electricity & drainage Electric heaters Electric water heater Cornwall council tax band A EPC - B

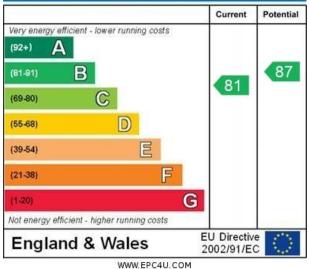
Our lettings department would expect to achieve a rental valuation in the region of £795 which on the current guide price would give a gross yield of 5.4%. For any further information or any buy to let related advice please contact our lettings department on 01326 374850 and ask for Sammy Jones.

Kitchen /Lounge 4.38m x 3.61m 144" x 11'10" Bedroom 1 3.24m x 2.50m 10'8" x 82" Bathroom 2.09m x 1.94m 6'10" x 64" Floorplan

Approx Gross Internal Area 36 sq m / 393 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not took tike the real items. Made with Made Snapoy 360.

Energy Efficiency Rating



Swingbridge House, Anchor Quay, Penryn, Cornwall, TR10 8GU www.smartestateagent.co.uk lettings@smartestateagent.co .uk Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.